



CITY OF GAHANNA  
DEPARTMENT OF DEVELOPMENT

## The City of Gahanna

### Department of Development

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## T A B L E O F C O N T E N T S

2

### Community Profile

A demographic snapshot of the Gahanna community.

4

### Residential Development

We offer diverse housing stock from apartments to condominiums and neo-traditional single family to estate residential.

6

### Commercial Development

Heartland Bank's headquarters spurred over 300,000 s.f. of commercial development in the north and south triangle.

10

### Industrial Development

The Gahanna Industrial District is strategically located within minutes of 3 major highways, Columbus International Airport and Rickenbacker Port Authority.

16

### Creekside & Olde Gahanna

A new home in the heart of Olde Gahanna. Creekside is the destination location to Live. Work. Play.

20

### Community Development & Events

Invite your family and friends to enjoy festivals and fun for every season in Gahanna.

22

### Planning & Zoning

Efficient planning and zoning procedures make building in Gahanna predictable, probable and practical.

# COMMUNITY PROFILE

## Demographics

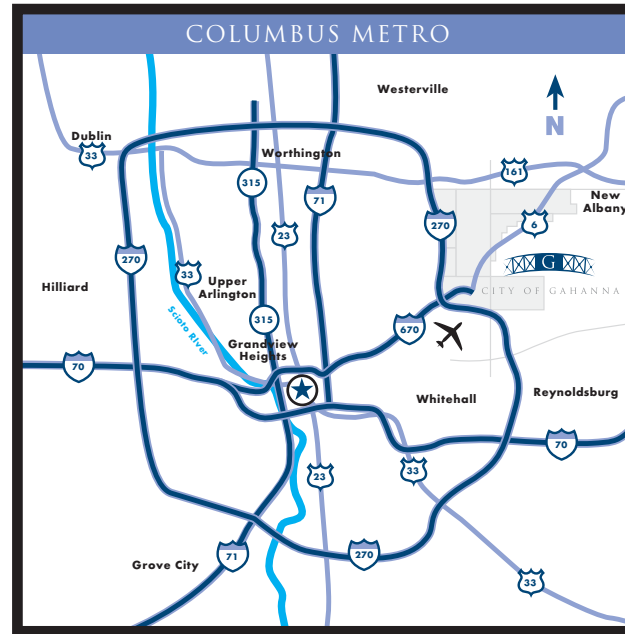
- 32,636 People (2000 Census)
- 7% Growth since 1990
- Median Age = 35.6 years old
- 29% = 18 years old & younger
- 7% = 65 years old & older
- Population Density = 2,397 Persons per square mile

## Education

- Gahanna Jefferson School District
- Columbus Academy
- Evangel Christian
- St. Matthew's Catholic Church
- Good Shepherd Nazarene

## Transportation

- Adjacent to Port Columbus International Airport
- 15 minutes from Rickenbacker Freight Airport
- 40 Different Air Freight Carriers between both airports
- Railroad: Conrail & CSX
- Truck Lines: 150 in county
- Serviced by 5 highways: I-270, I-71, I-70, I-670, & US 62



## Homes & Neighborhoods

- 12,532 Housing Units
  - 9,657 Single Family
  - 2,859 Multi-Unit
- Only 4% Vacancy Rate
- 30% of Units Built since 1990
- Average Age of Housing = 22 yrs
- 99% of housing stock has:
  - Plumbing
  - Completed Kitchens
  - Air Conditioning
- 41 Active Civic Associations
- Low Crime Rate

## Households

- 11,990 Households
- Median Size = 2.64 people
- 78% households are families
- 66% have married couples
- Avg. Held Income = \$56,517
- With Children = \$75,863

## Housing Cost

- Homeowners
  - Avg. Price = \$141,000
- Renters
  - Avg. Monthly Rent = \$656

## Diversity

- Gahanna is the most diverse suburb in Central Ohio
  - 1.9% Hispanic
  - 3% Asian
  - 9% Black
  - 86 % White

## Top Ten Gahanna Employers

1. American Electric Power
2. Gahanna-Jefferson Public Schools
3. Alliance Data Systems Inc.
4. McGraw-Hill Inc.
5. EMH & T
6. City of Gahanna
7. The Columbus Academy
8. The Kroger Company
9. Siemen's Airfield Solutions
10. J.E. Grote Co. Inc.

## Industry & Employment

- Workforce Distribution
  - Business, Professional, & Personal Services = 33.8%
  - Retail & Wholesale Trade Industry = 22.1%
  - Manufacturing & Construction = 15.7%
- Unemployment Rate = 2.2%
- Largest Employer = AEP
- Employer Breakdown
  - 65% Private Wage & Salary
  - 15% Government Employees
  - 12% Self-Employed Workers





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### Finances

Gahanna is home to many financial institutions that provide competitive rates

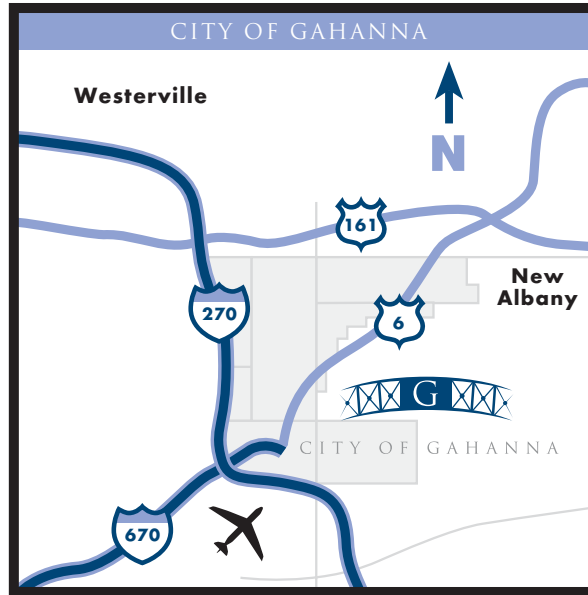
- Heartland Bank
- US Bank
- Bank One
- Fifth Third
- Key Bank
- Huntington
- National City
- Firststar
- Third Federal
- Wheeling National
- Sky Bank

### Taxes

- Local Income Tax = 1.5%
- Sales & Use Tax = 6.75%
- Real Estate Tax = \$94.84/1000
- Personal Prop. Tax = \$94.84/1000

### Annual Events

- May Herb Festival Weekends
- June Festival Creekside Bar-B-Q Blues & Jazz Fest
- July 4th Freedom Festival
- September Community Market
- Holiday Lights: Ohio's Only Lighted Holiday Parade



### Parks & Recreation

Gahanna has more park space per capita than the rest of Central Ohio

- Major Existing & Proposed Bikeways & Nature Paths
- 700+ Acres of Parkland
- Creekside: An Innovative Urban Redevelopment incorporating a River Island Park, Boardwalk, & More
- Gahanna Woods State Nature Preserve (50 Acres)
- City Recreation Program
- Upcoming YMCA facility

### Utility Services

- Electric
  - American Electric Power
  - 138 KV Loop System
- Natural Gas
  - Columbia Gas of Ohio
  - Main feed size varies

### Water Services

City of Columbus

- Fire Suppression Pressure meets factory mutual requirements
- Source: Hoover Reservoir & emergency supply backup from Alum Creek Reservoir
- Treatment Type:
  - Lime Softening
- Treatment Cap = 250 MGD
- Avg. Daily Usage = 135 MGD
- Max. Daily Usage = 209 MGD

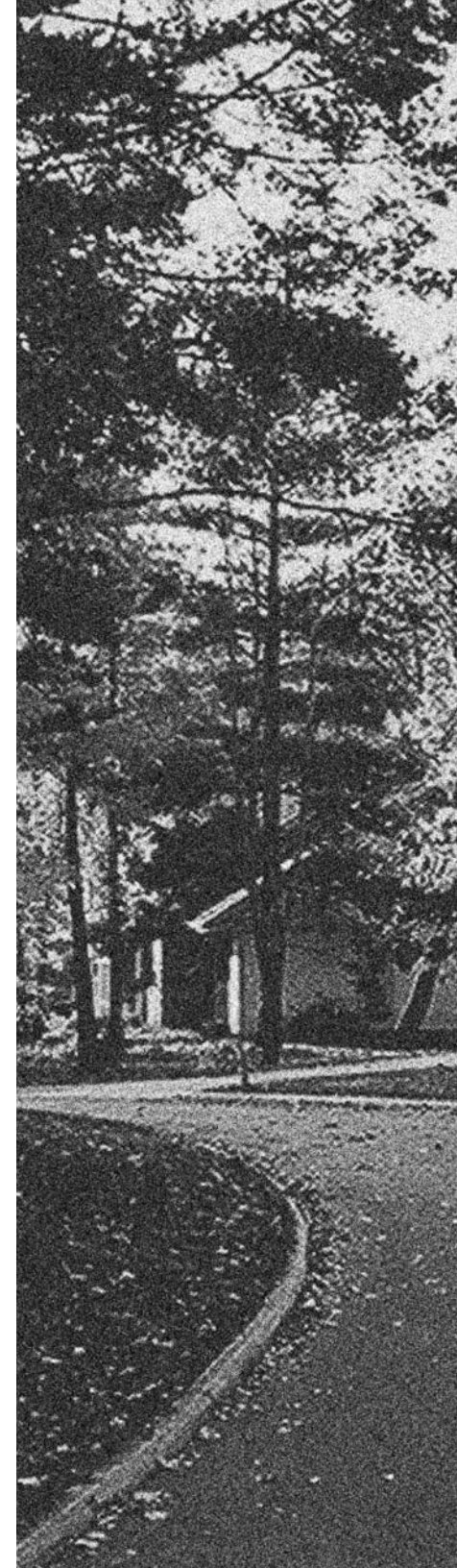
### Sewer Services

City of Columbus

- Treatment Type: Tertiary
- Treatment Cap = 185 MGD
- Avg. Daily Flow = 85 MGD
- Max. Daily Flow = 154 MGD

### High Speed Connectivity

- SBC Ameritech
- Time Warner





# RESIDENTIAL DEVELOPMENT

## Single Family:

From 1990 to 2000, the City of Gahanna increased by nearly 15% in population from 27,791 to 32,636. On July 31, 2000, Gahanna ranked 7th among a list of the “50 Fastest Growing Cities in Ohio”

by the Mid Ohio Regional Planning Commission. This increase is due in large part to the increase in available and diverse housing stock over the past five years. Since 1998, the city has issued 544 single family building permits for a total project valuation of \$99,882,175. On the northeast side of Gahanna 147 new lots were platted since 1998 at the prestigious Villages at Rocky

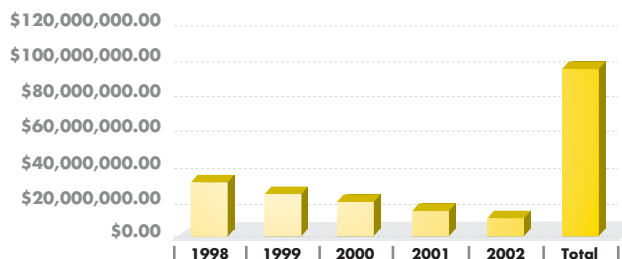


Fork, otherwise known as the Harrison Pond subdivision, on Morse Road. The Greens at Clarenton on Morse Road, Gahanna’s first neo-traditional single family development brought 107 new lots to the community.

All of the homes are designed around a common open space dedicated for neighborhood parkland.

On the east side of Gahanna, Brookewood Construction platted 16 new lots at Autumn Rush, a single family development on Havens Corners Road. The Homewood Corporation received approval for 72 new homes on Taylor Road that back up to Gahanna Woods.

**Single Family Construction in Gahanna: 1998 - 2002**



The west side of Gahanna benefited from an increase in infill residential development projects. Canini & Pellecchia brought 37 new homes in the River’s Edge subdivision to scenic Olde Ridenour Road. This neo-traditional neighborhood connects to a bike path that leads to the Gahanna Golf Course on the east and the McCorkle Park to the west. Also connecting to McCorkle Park, the Woodmere subdivision, by Brookewood Construction,





CITY OF GAHANNA  
DEPARTMENT OF DEVELOPMENT

became home to 13 new single family lots on Old McCutcheon Road. An additional 14 new lots were created in the woods of the quiet and serene Stonegate subdivision on Olde Ridenour Road.

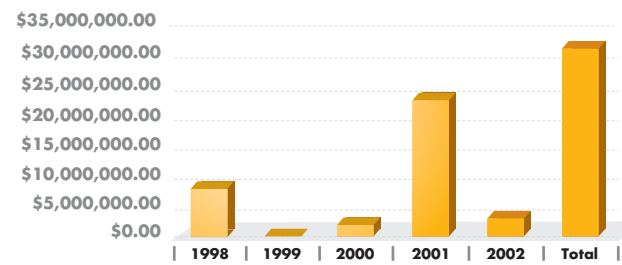
**Multi Family:** The City of Gahanna also offers multi family housing opportunities for residents in new roomy apartments and beautifully designed condominium communities. In the past five years the city issued 80 building permits for multi family construction that accounted for \$34,221,921 in total project valuation. Multi family boomed in the North Triangle, leaving very few parcels left for infill developments. The North Triangle Plan served as a useful guide for evaluating and approving the residential developments along North Hamilton, East Johnstown and Morse Roads. Triangle Real Estate

developed 76 condominiums, 71 senior housing units and 208 upscale apartments on Morse Road. The Stonehenge Company began construction on the Woods at Shagbark, 94 luxury condo-

miniums, along the wooded and scenic Beam Ditch Ravine and North Hamilton Road. Canini & Pellecchia continued their high class style with the Courtyard at Beecher



**Multi Family Construction in Gahanna: 1998 - 2002**



Crossing, 32 opulent condominiums adjacent to the new YMCA on East Johnstown Road.

**2003 Residential Preview:** West Gahanna will see a new single family residential concept on James Road by the end of 2003. The Stonehenge Company received

approval for 32 new single family homes built on common ground and maintained by the community association. The Stonehenge Company plans to begin construction in the fall. In 2003, Portrait Homes will begin construction

on 206 town home apartments on 9 +/- acres on East Johnstown Road adjacent to the YMCA.



## COMMERCIAL DEVELOPMENT

### **Triangle North & South:**

In accordance with the North and South Triangle Concept Plans, the City constructed two connector roads, Beecher Road and Silver Lane, from East Johnstown Road to Hamilton Road. Both of these connector roads opened new avenues of opportunity within the triangle area while maintaining balanced growth and development. Since 1998, the development projects in the North & South Triangle, 97,298 s.f. of office and 222,755 s.f. of commercial, created approximately 600 new jobs for Gahanna.



built an award winning Fire Station on Beecher Road that services the northeast Gahanna area.

In 1999, Stoney Memorial Animal Hospital, a 3,984 s.f. Georgian style two story brick building designed by George Parker, found a home on East

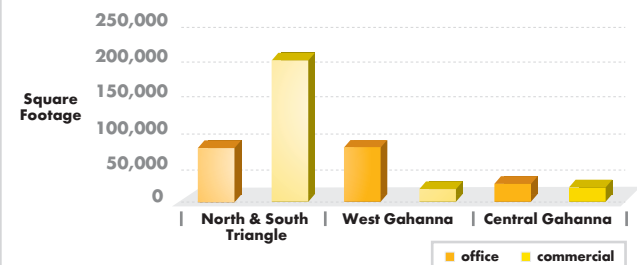
Johnstown Road next to the Goddard School Daycare Center, a 3,920 s.f. development. Monroe Muffler located its new brick colonial building to the corner of Morse and Hamilton Roads. Canini & Pellicchia succeeded in satisfying the dessert lovers taste buds by locating Graeter's Ice Cream to a new 7,300 s.f. commercial center on the corner of Beecher and Hamilton Roads.

The construction of Heartland Bank's administrative offices and headquarters on the point at East Johnstown Road and Hamilton Road set the design standard for future developments in the area. The north and south triangle developments each have a unique architectural style defined by the use of extensive landscaping and natural materials such as brick and stone.

In 1998, Canini & Pellicchia sparked development in the area with the construction of the Beecher Ridge Office Park, a 42,000 s.f. development nestled along the woods and ravines. The triangle welcomed None Other Goldsmiths, Schoedinger's Funeral Home and Dr. Hutta's new 10,250 s.f. Professional Building. Mifflin Township

In 2000, Canini Investments, Ltd. boasted a uniquely designed 19,000 s.f. retail center at the corner of Silver Lane and North Hamilton Road. In the same year, The

**Commercial Development in Gahanna: 1998 - 2002**







CITY OF GAHANNA  
DEPARTMENT OF DEVELOPMENT

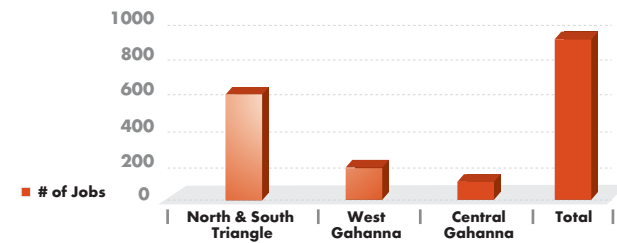
Slane Company completed a 19,000 s.f. addition to Rocky Point Plaza with store fronts facing East Johnstown Road. GC Holdings Inc. finished 10,000 s.f. of construction on the west side of Hamilton Road at the Colonial Office Village.

In 2001, Canini & Pellecchia began construction on the Beecher Crossing Office Park, a 35,048 total s.f. park consisting of four 8,762 s.f. buildings that attract the specialized needs of small medical office owners. Canini & Pellecchia finished construction on the 10,628 s.f. Beecher Crossing Retail Center. Sherwin Williams opened a 5,000 s.f. brick colonial retail store on the west side of Hamilton Road. Giant Eagle began construction on its first Central Ohio suburban location on Hamilton Road south of Morse Road. The 98,914 s.f. brick facility is home to an upscale grocery store, video store, bank, pharmacy, café, and dry cleaner. A fueling station is located in the north parking lot. The Giant Eagle project resulted in 300 new jobs in Gahanna.

In 2002, construction began on the new Gahanna YMCA. The 58,000 s.f. building is nestled in the woods along East Johnstown Road and will offer an indoor pool, workout facilities, education programs and much more.



**Commercial Job Creation in Gahanna: 1998 - 2002**



**West Gahanna:** In 1998, the City approved plans for the construction of the West Gahanna Gateway Project in an effort to enhance the image of Gahanna and attract businesses to the west side. The Gateway, designed by Myers Schmallenberger, is located along US Route 62 extending from Interstate 270 to Mill Street. The design included roadside embellishments of shrubs, evergreens,

extensive ornamental landscaping and stone walls along the bridge. The highlight of the plan was the 65 foot arched entrance feature over the Big Walnut Creek Bridge. In addition to the \$1,300,000 allocated by City Council for the project, the Mid Ohio Regional Planning Commission allocated

\$440,000 for the project through a TEA-21 Grant. The West Gahanna Gateway Plan outlined five specific goals and objectives for implementation:



## C O M M E R C I A L   D E V E L O P M E N T



- To visually enhance the US Route 62 corridor through an effective landscape/streetscape plan;
- To link West Gahanna with the Olde Gahanna District;
- To encourage pedestrian activity and a safer environment;
- To reduce the major intersections to human scale;
- To enhance the existing recreational amenities to further benefit West Gahanna residents.

The West Gahanna Gateway Project served as a catalyst for redevelopment in the area through the creation of 200 new jobs.

In 1999, Rite Aid finished construction on its new 11,385 s.f. facility, now occupied by CVS Pharmacy, at the corner of Agler and Stygler Roads. The new Mifflin Township Administration offices opened on Olde Ridenour Road. In 2000, the Gahanna Professional Plaza, a five building 45,000 s.f. office park, was constructed on West Johnstown Road with offices facing US Route 62. Barbeque connoisseurs welcomed City Barbeque to West Johnstown Road to the newly refurbished and formerly abandoned

Pizza Hut building. The former Bonded Station on the northeast corner of US Route 62 and Stygler Road was demolished to prepare the site for new development prospects.

The year 2001 marked the beginning of the next phase of the West Gahanna Gateway Project. A jersey barrier wall was designed as a median planter dividing the five lane highway from Olde Ridenour Road to Stygler Road. The new traffic calming median included landscaping and decorative light poles. The year 2000 brought the construction of the new Columbus Metropolitan Library Operations Center. The 51,200 s.f. brick contemporary facility on the southwest corner of US Route 62 and Stygler Road brought over 100 new jobs to Gahanna. In 2002, the City approved plans to locate Tim Horton's on the much talked about vacant lot on the northeast corner of US Route 62 and Stygler Road. The site of the former Bonded Station was the perfect fit for the restaurant chain and a perfect fit for the Gahanna community. Construction is slated to begin in 2003.







CITY OF GAHANNA  
DEPARTMENT OF DEVELOPMENT

**Additional Commercial Developments:** In 1999, Kindercare Learning Center opened a new 9,766 s.f. daycare on Cherry Way, off of scenic Cherrybottom Road. In 2001, Block Properties increased the size of the Village Square at Cherrybottom retail center with a 9,200 s.f. addition. The addition to Village Square attracted new businesses like Heavenly Ham, Snip Buzz Bangs, HSU Health Foods and State Farm Insurance. Construction was completed on The Morse Road Executive Office Park, a 29,000 s.f. brick colonial development.



**2003 Commercial Preview:** Canini & Pellecchia will begin construction on 3 new 8,700 s.f. office buildings, Beecher Pointe Office Park, in the North Triangle. The heavily landscaped all brick Gahanna Self Serve Car Wash, developed by Gahanna resident Tom Donnelly, will begin construction in the South Triangle. Sky Bank will move its offices to Gahanna by refurbishing the Sunoco Station on the northwest corner of Hamilton Road and Granville Street. Tim Horton's will complete construction in West Gahanna. The Gahanna Animal Hospital in West Gahanna will begin remodeling.

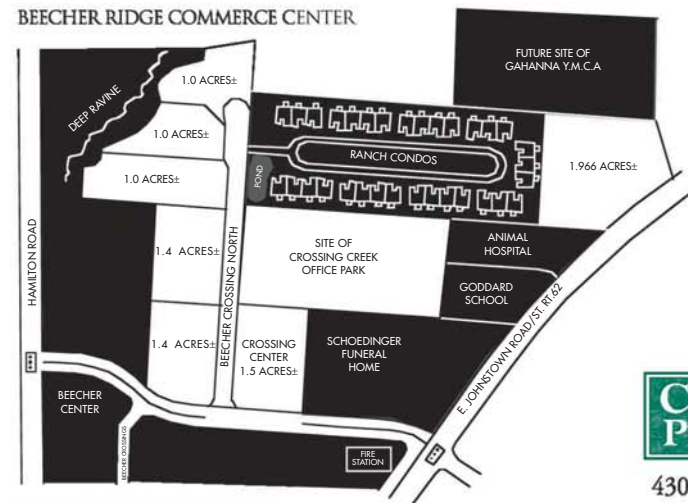


GAHANNA/NEW ALBANY OFFICES

## CROSSING CREEK OFFICE PARK

1-STORY PROFESSIONAL OFFICES/MEDICAL USE  
FROM 1,500 SQ. FT. - 7,000 SQ. FT.

BEECHER RIDGE COMMERCE CENTER



**CANINI &  
PELLECCHIA**

430 Beecher Road,  
Gahanna, Ohio 43230

[WWW.CANINIPELLECCHIAHOMES.COM](http://WWW.CANINIPELLECCHIAHOMES.COM)

Beecher Pointe Office Park COMING SOON!

(614) 855-4545



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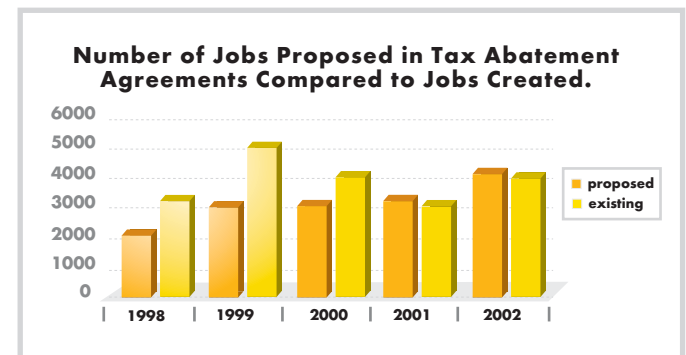
**New Development Opportunities:** Strategically located along Interstate 270 and less than 3 minutes from the Columbus International Airport, the Gahanna Industrial District is an ideal location for new businesses to call home. Over the past five years, the Gahanna Industrial District has developed three target areas of excellence through the construction of 1,113,667 s.f., the creation of over 5,000 new job opportunities and over \$5 million in new infrastructure. The three target areas are logistics, creative services and food related services.

In 1998, the relocation of the regional offices for AEP and Bank One added 1,000 new jobs to the Gahanna Industrial District. Each of those facilities on Tech Center Drive are approximately 98,000 s.f. Triangle Real Estate Services developed the new 83,000 s.f. office warehouse facility on Morrison Road, creating an additional 200 jobs. The Daimler Group built a 33,000 s.f. facility on Taylor Road that would be the future home to Eagle Family Foods. New businesses such as AtFirstSite Inc. & the David Downey Company, 6,000 sf., Taylor Falls Office Buildings, 6,300 s.f., Columbus Asphalt Paving, 5,200

s.f., and Dayton Freight, 18,000 s.f., relocated to Gahanna.

In 1999, Triangle Real Estate developed a subsidiary company, DRK, Inc, that heavily invested in Gahanna. DRK, Inc. began construction on the 183,000 square foot warehouse/distribution facility, Taylor Station Office Park. This new development created 300 new jobs at the corner of Taylor Station and Claycraft Road. DWR Properties constructed a new 27,000 s.f. facility on Science Boulevard. The close proximity to the Columbus International Airport and a thriving Industrial District prompted the opening of three new hotels: the Candlewood Suites, Townplace Suites and the Springhill Suites opened in Gahanna. Priority Designs, a high tech product development firm, moved into the existing facility at 501 Morrison Road creating 65 new jobs in Gahanna.

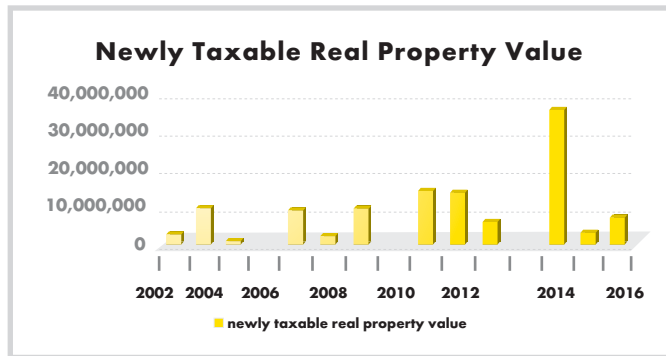
In an effort to support development and create new job opportunities within the City, two ordinances were passed that created Gahanna's first TIF District – providing for over \$5 million in needed infrastructure. The Eastgate







CITY OF GAHANNA  
DEPARTMENT OF DEVELOPMENT

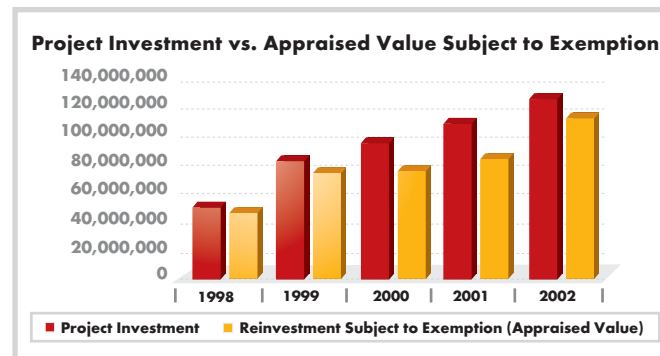


Industrial and Technology Park was created that encompasses 100 acres of prime development land. DRK, Inc. included the Crossroads Commerce Center in the TIF District to create a 50 acre park.

In 2000, the infrastructure within the Crossroads Commerce Center was complete and construction began on three spec office/warehouse buildings totaling 222,667 s.f. The Crossroads Commerce Center became the new home to Ometek, Inc., which consolidated four buildings in Gahanna to a new 87,000 s.f. facility. The relocation retained 110 jobs and created an additional 35 jobs. Gahanna worked closely with the Ohio Department of Development to provide Ometek with job creation tax credits, machinery tax credits and a low interest loan. Best Courier constructed a 10,000 s.f. facility on Technology Drive relocating 50 jobs from Olde Gahanna to the Industrial District. DesignCrete began construction on a 17,000 s.f. facility on Technology Drive creating 25 new jobs. Larry Greenberg began construction on three buildings totaling 60,000 s.f. on Claycraft Road for Entenmann's Bakery and Best Foods creating 100 new jobs.

In 2001, the Daimler Group completed construction of two 48,500 s.f. class A office buildings on the newly rezoned 9 acres on the north side of Taylor Road from single family to suburban office. The project created 300 new job opportunities and expanded office development to the north side of Taylor Road. Gahanna's fourth hotel, Holiday Inn Express, opened bringing the total hotel beds available in Gahanna to 400.

In 2002, Gahanna welcomed 9 new businesses. Kahiki Foods, Inc. relocated to the 130,000 s.f. abandoned WFS food warehouse at 1100 Morrison Road. Kahiki's \$5 million renovation to the 130,000 s.f. facility, made possible with the assistance of an Ohio Department of Development bond, will bring 150 job opportunities to Gahanna over the next three years. The City unveiled a new incentive program, the Office and Industrial Incentive Program, to support and match the Ohio Department of Development bond for Kahiki Foods, Inc. Service Tech Corporation constructed a 16,000 s.f. facility in the Crossroads Commerce Center creating 15 new jobs. Wood Werks Supply Inc. moved to the vacant 1181





# I N D U S T R I A L   D E V E L O P M E N T

Claycraft facility, bringing 70 new jobs. Liberty Software Communications Inc, CSG, Pro Source, Progressive Insurance and Revealty relocated to Gahanna creating 100 new jobs.



## The Five Points

Retention & Expansion Strategy Business attraction and recruitment always had been the focus of economic development efforts in the City of Gahanna. This strategy received early public attention because it is designed to bring new companies to a community or region and retain existing companies.

Gahanna first recognized the need for a formal retention and expansion program in 1997. Gahanna utilized local and academic resources and volunteers through a partnership with The Ohio State University Extension Office to develop a steering committee to study businesses' retention and expansion efforts with Gahanna's Industrial District. The primary recommendation of the study called for the Department of Development to recognize and maintain consistent communication with existing businesses. The focus of retention efforts should be centered on the business as an integral part of the community structure.

Following the advice of the study, in 1998, the Department of Development decided to meet the specific needs of businesses through communication. The Industrial Roundtable was formed as a method by which Industrial District business

leaders could meet on a quarterly basis to network and discuss topics that directly affect their business operation in Gahanna. Each quarter a company is highlighted to host the meeting. Priority Designs, a high-tech product development and design company, began the 2002 fourth quarter meeting with a tour of its facility and introduction to its network of high-tech tenants. Other Roundtable sponsors have been the J.A.S. Group and Larry Greenberg. Roundtable topics are suggested by the businesses and have included an overview of the city's emergency evacuation plan, commercial vehicle regulations, tax abatement programs and updates on new Occupational Safety & Health Administration regulations and compliance. The Industrial Roundtable was one of the determining factors that attracted Kahiki Foods Inc. to Gahanna in 2002.

As part of the Five Points plan, the annual business survey is a voice for every Gahanna business. The survey is mailed to every business in the Gahanna community





CITY OF GAHANNA  
DEPARTMENT OF DEVELOPMENT

resulting in more than a 25 percent response rate. The business survey is a barometer for the viability and sustainability of Gahanna companies. It's a tool that measures the economic health of businesses and indicates problems that require immediate attention. Critical questions concerning a company's desire to expand or relocate usually result in the need for approximately 30 critical business follow-ups. The city has identified needed infrastructure improvements such as road widening, parking projects, traffic signals and increased police visibility as solutions for problems identified in the business survey.

In addition, business visits serve as formal follow-ups. They provide an opportunity to meet one-on-one with a company and tailor a retention and expansion strategy. In March 2002, city officials met with Netherlands-based Basell, who owned a polypropylene compounding facility within the city. Through a series of talks and visits, the City of Gahanna, in cooperation with the Ohio Department of Development and the Greater Columbus Chamber of Commerce, was able to attract Alloy Polymers from Richmond, Va., to purchase the Basell facility at 1125 Gahanna Parkway, which retained 61 employees and provided for an additional 27 jobs in the future.

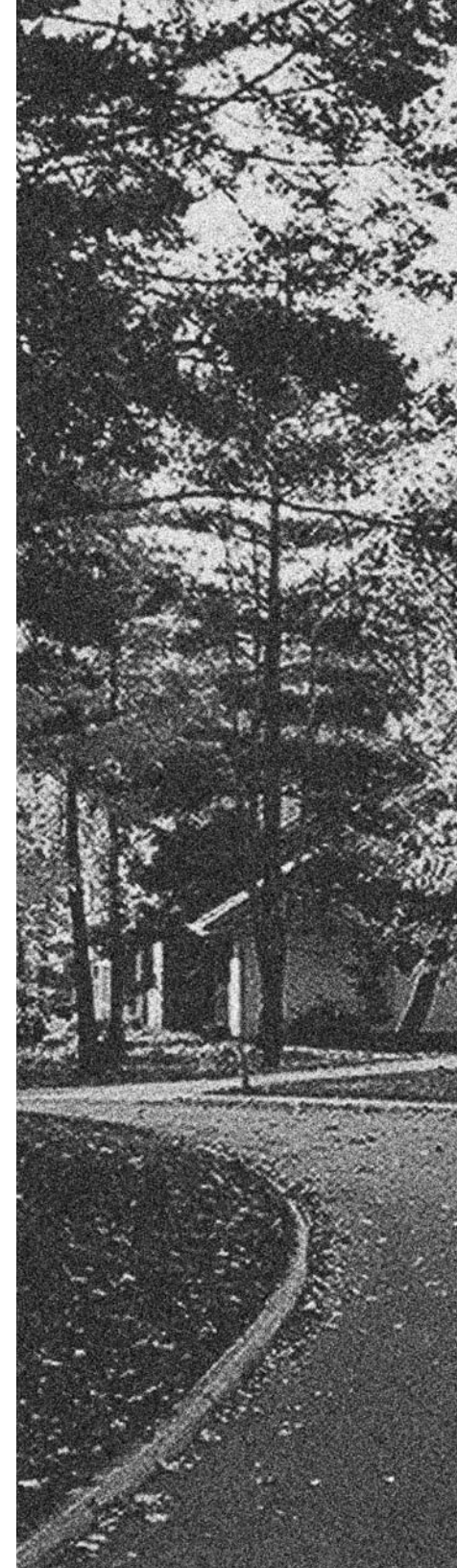
The fourth component of the Five Points Plan is the development of the Industrial Business Directory. This document lists contact information and specific services for each Industrial District business. The Directory has served as an important tool for networking with local businesses, increasing customer base and also lowering

operating costs by utilizing services from a business located in close proximity.

Lastly as part of the Five Points Plan, annual events highlighting and recognizing Gahanna businesses are essential. The annual Groundhog Day Economic Development Forecast Breakfast seeks to provide a forum for the city's business leaders and elected officials to understand the current economic trends, forecast future trends and strategically plan for the year ahead. Gahanna chooses a vacant facility to host more than 250 members of the local and regional business community, providing an opportunity for a large audience to tour the facility, while marketing it to prospective users. (Wood Werks Supply chose 1181 Claycraft Road as its new home within four months of the Groundhog Day Event hosted in the facility.) Annual awards recognizing developers that contribute to the Gahanna economy also are highlighted annually. Award recipients since 1998 have included Canini & Pellecchia, Brookwood Construction, The Stonehenge Company and EMH&T, DRR Inc., and The Daimler Group.

T.I.D.E.®, which stands for Tech-Industry-Driven-Expansion, is designed to establish Gahanna as the region's connected suburban community focusing the city's development efforts on high-tech industry clusters: food related businesses, creative service businesses and logistics.

By establishing a network of technology and development partners the city will achieve the following goals:





# I N D U S T R I A L   D E V E L O P M E N T

- Create a database of area fiber-optic, technology carriers, voice and data, cellular, satellite and other companies.
- Promote the industrial district as a fiber-optic rich community with a high level of connectivity within the industrial and commercial districts.
- Establish a three-year marketing strategy that focuses on branding T.I.D.E.® and identifying industry clusters.
- Establish a business center to offer management, marketing and technical guidance to businesses.
- Financial and strategic partnership commitments are what will drive the success of T.I.D.E.® and bring and retain companies such as Ometek.

The T.I.D.E.® "waves," local industrial vacant tracts of land, provide three development areas available for start up, expanding and mature industries. They were created through public-private partnerships to meet the leading location criteria for technology related businesses that are centered on food related industries, creative services and logistics.

Wave I at the Eastgate Industrial and Technology Center is a 100-acre park created in 1999 by Pizzuti. It was funded through the creation of a \$3 million tax increment finance district. Wave II - Crossroads Commerce Center-

is a 55-acre park created in 1999 via a partnership between the city and DRK Inc. It was funded by \$2 million in tax increment financing. Wave III at Buckles B Office Tech Center is a proposed 125-acre park adjacent to Interstate 270 and Port Columbus International Airport.

T.I.D.E.® Partners hosted two Industrial site tours to nearly 100 regional and local site selectors. Since 2000, the Department of Development has been an exhibitor at the Bio Ohio Conference. Through the T.I.D.E.® Program, the Department of Development purchased two advertisements in Business Facilities Magazine, two advertisements in Midwest Business and Industrial Properties Magazine and one advertisement in Global Corporate Expansion Internet Magazine.

These marketing strategies have resulted in over 250 inquiries, 57 leads and 3 locates. The companies that located to Gahanna are Liberty Communications Software Incorporation, CSG, and The Peters Group.



**Bedford Landfill Redevelopment:** In 2001, the Bedford Action Plan, a city led effort to clean up the 100 acre landfill site and redevelop it into the highest and best development use, was adopted. The Action Team, an





CITY OF GAHANNA

DEPARTMENT OF DEVELOPMENT

administrative multidisciplinary group, was established to begin working with expert consultants to develop a plan for clean up and redevelopment. 2002 marked the beginning of containment, closure and redevelopment. The Action Team completed full background research, Phase I and Phase II engineering assessment of the 100 acres of landfill. An engineering closure plan, a financial and legal strategy and the economic development of the site was completed and submitted to the OEPA for approval. The Action Team was successful with the first of a series of grant applications including a \$150,000 CDBG matching grant from the Franklin County Community and Economic Development Department. Preparations continue for the 2003 Clean Ohio Grant monies, federal grants and continued support from the County.

**Tax Abatement:** Gahanna utilizes the Community Reinvestment Area Program to attract and retain businesses in our growing community. The City has five CRAs – four within the Industrial District and one in Olde Gahanna. As a result, tax abatement agreements in CRAs have been instrumental in establishing a strong tax base for future generations. In 1999, the Department of Development negotiated the School Compensation Agreement which complies with the 1994 Income Tax Sharing Law requiring all cities to “make whole” the loss of revenue to the schools resulting from CRA Agreements.

From 1998 to 2002, Gahanna has created 4,460 new jobs as a result of tax abatement. Over that same five year time period, the total project investment was \$133,878,059. The appraised value of the projects was \$119,350,600. The appraised value of these projects can be realized when the company tax abatement agreement ends.





## CREEK SIDE & OLDE GAHANNA

### **Creekside: A New Home in the Heart of Olde Gahanna!**

Today's Gahanna has a new identity and spirit. The Creekside Redevelopment Project and the West Gahanna Gateway Plan were two of the most influential accomplishments for the City over the past five years. These two outstanding achievements have rekindled Gahanna's spirit and established a new level of excellence within the City. A collaborative effort by citizens, government and businesses, these projects have spanned across all of Gahanna. The projects cover four major planning criteria. First, they are a successful private/public partnership venture between citizen and community leaders. Second, both projects are examples of successful management and use of urban resources. Third, they have established innovative governmental policies for furthering the future of Olde Gahanna. Finally, the projects have been implemented in the past two years with measurable demonstrated results in terms of community use and economic growth.

**A Little History:** Five years ago, the Department of Development initiated a series of public forums structured in such a way that truly opened the door for cooperation and consensus building, resulting in what is now known as Creekside. Each of the forums was designed to give



people the optimal opportunity to participate in order to create a wide ranging set of goals and objectives for the plans. The Olde Gahanna Community Partnership, OGCP, was also created in 1998 to foster communication between businesses,

residents and the City. In 1999, the Olde Gahanna area was rezoned creating a Creekside zoning district.

Since 1998, the city has invested over \$17,000,000 in the Creekside redevelopment project. The city worked with Urban Spaces of San Antonio, Texas to develop the first phase of the Creekside Redevelopment Plan. The plan was a \$1.5 million construction program to return the Big Walnut Creek to its natural meander. With the help of the \$250,000 NatureWorks Grant, the City initiated several major improvements: providing first time public







CITY OF GAHANNA  
DEPARTMENT OF DEVELOPMENT



access to the island and creek beds via a “creekwalk” that runs from the far north end of the island to the southern tip of Olde Gahanna and creating large gathering circles along the path. An estimated \$200,000 was spent to create parking at the Veteran’s Memorial, the bridge house and the Olde Gahanna Sanctuary Community Center. Over \$9,000,000 was invested in street improvements including the US Route 62 bridge, walkway extensions, streetscape on Mill Street and Granville Street improvements. Major park improvements included \$60,000 for the bridge house deck and \$1,500,000 for the West Gahanna Gateway enhancements. From 1998-2002 the city actively negotiated contracts and acquired key parcels totaling \$3,185,000 for redevelopment in Olde Gahanna: the Post Office, the Fire Station, the Gahanna Area Chamber House, bridge house facade and deck, Best Courier, Summerfield properties and Janis Hair Salon.

Children can now play along the water’s edge and thousands use the island for picnics, fishing, bird watching and relaxation. The Annual Creekside Festival in June draws 30,000 people making Gahanna a destination point

for the region. Thus, Creekside has become the catalyst for an economic resurgence in Olde Gahanna as it now attracts more people on a daily basis.

**The Next Phase:** The Creekside Development Team was formed in 2001 to plan the Mill Race extension. The canal extension includes extensive landscaping, a second waterfall, clean water Mill Pond, pedestrian features, handicap accessibility, an extension of the existing east boardwalk, bank stabilization and the creation of the “Big Walnut Mill” – an open frame historic style structure complete with a Mill Wheel. The engineered plans create an extension of the park and focal point for Creekside.

The first phase of Creekside has set the stage for the accomplishment of a downtown revitalization plan. In 2002, the city entered into a development agreement with Brookewood Construction for the redevelopment of the property on the corner of Mill Street and Granville Street. The proposed Mill House and Old Bag of Nails Restaurant was designed by local architect, George Parker. The over \$1,000,000 investment includes The Mill House





## CREEK SIDE & OLDE GAHANNA

which is approximately 2,300 square feet. The Old Bag of Nails is a 1,600 square foot restaurant with a stone facade and decks that overlook the Big Walnut Creek. The project followed the Olde Gahanna Design Guidelines and completed the final corner of the entry into Olde Gahanna and Creekside. In May 2003, the Stonehenge Company responded to an RFP issued by the Community Improvement Corporation (CIC) and the City of Gahanna for redevelopment of an area that includes the Post Office site north to the Clark Station. The Stonehenge Company's response proposed traditional town planning elements for a multi-story 150,000 square foot mixed use development supporting an "urban village" theme. First floor retail is pivotal facing both sides of the Creekside Park and Mill Street. Upper levels will contain office space and luxury condominiums. The proposed parking areas are enclosed by the retail, office and residential space wrapped around the garage. The architectural design references Midwest



town development with individual facades, varied roof heights and elements that would have developed over time. The design allows for pedestrians to feel a sense of comfortable enclosure typically not found in suburban



environments. The proposal incorporates the city designed Mill Race extension towards Mill Street. The proposed private investment of \$18,000,000 - \$20,000,000 provides a solution for the parking needs in Olde Gahanna and Creekside while creating the critical mass necessary for cultivating and sustaining a successful downtown revitalization project and a new town center.

### **Creekside... A New Home in the Heart of Olde Gahanna!**

Creekside has attracted over 20 new businesses to Olde Gahanna. From 1998 to 2002, over 25,000 s.f. of renovations and new construction created nearly 100 new jobs and a private investment of over \$5,000,000. Founders Plaza opened in 1998 on the northeast corner of Mill and Granville Streets. This 11,000 s.f. facility became home to Panera Bread, Sign A Rama, ESRI and Dr. Karpac. Bryon Carly renovated and expanded the Nationwide Insurance building on Mill Street to include a second floor and extensive facade improvements. These renovations and expansion attracted GGC Engineers to relocate 25 new jobs to Gahanna. EMH&T expanded its offices to a new 4,500 s.f. facility, 132 N. High Street,





CITY OF GAHANNA  
DEPARTMENT OF DEVELOPMENT

creating 15 new jobs. Upscale Resale relocated to the Findley Kohler showcase room. The Creekside Grill opened a new diner with a small banquet room on the second floor. George Parker partnered with Brookewood to renovate the Patton Houses on Mill Street. These historic homes are now the new home to the Gahanna CVB and A List of Wishes gift shop and snacks. Sandel Travel moved their new offices to the renovated 158 N. High Street. The Sky Box opened on Mill Street with a new brick patio constructed in the front for outside dining. Since 1998, Olde Gahanna also welcomed The Portrait House, Amish Furniture, Gahanna Pizza Plus, Milano's, Opening Night, John Murray Insurance, Julie Lyle Portrait Studio, The Tailor's Shop, Law Offices on Town Street, Clearly Yours and Candace Greenblott Designs.

The future of Olde Gahanna looks promising! Continued public and private efforts to redevelop our town center and integrate it into the natural beauty of Big Walnut Creek will make Gahanna's vision a reality!



# HOME SWEET HOME

*in a community built by*



## MODELS OPEN:

Noon to 7:00 p.m. Mon. through Thurs.  
Noon to 5:00 p.m. Fri. - Sat. - Sun.

### ***The Woods at Shagbark***

*These 116 luxury condos are nestled along a wooded ravine off N. Hamilton Rd. just south of Morse Rd.*

614-933-9100  
614-592-8305

### ***Stratshire Meadows***

*These 46 ranch and two-story homes are off peaceful Clark State Rd. across from Rocky Fork CC.*

614-478-6500  
614-592-8302

**Gahanna Schools**



*Honored to be the 2002 Gahanna Residential Developer of the Year*



## COMMUNITY DEVELOPMENT & EVENTS

**EVENTS:** Gahanna Events Inc. and the Blue Ribbon Committee were established in 1999, to plan for and implement a new holiday tradition in Gahanna - the Holiday Lights! Parade and Festival. Considered to be the largest single day holiday event in Central Ohio, Gahanna Holiday Lights! is the only night-time lighted parade in Central Ohio. Each year the parade attracts over 25,000 people to Gahanna for

festivities such as Holiday Stroll through our businesses and the Historic District, crafts and activities for children in The Sanctuary and the parade kicking off at 6 p.m. The parade includes 96 different entries from churches, businesses, civic organizations, service organizations, schools and non-profits. Since 1998, this signature event has received general contributions of over \$200,000 and has attracted nearly 100,000 people to the city.

Great music and delicious Bar-B-Q foods highlight the annual Creekside Festival, the major summer family event each June in Olde Gahanna. Started in 1999, approximately 100,000 people have been attracted to this event which

was kicked off by a ribbon cutting ceremony celebrating Phase I of Creekside with the public. Activities range from Jazz & Blues concerts all day along the Creek with headlining acts like The Urban Jazz Coalition and the

Columbus Jazz Orchestra, Bar-B-Q specialties from Gahanna's own restaurants (City Barbeque and Hoggy's), art exhibits and sales from premier Central Ohio artists, and paddle boating along the restored



Mill Race. Children's events are highlighted by face painting, frog jumping contests and fishing. Each year Gahanna residents and guests enjoy the company of our own mascot, Wally T. Croaker, who was born in June 1999 at the first Creekside Festival.

**ORGANIZATIONS:** Founded in 1998, Old Gahanna Community Partnership (OGCP) is dedicated Olde Gahanna business owners and residents working with the city to resolve the unique issues concerning Olde Gahanna Downtown and its viability. The Department of Development provides both technical and financial assistance to OGCP. The Partnership has grown by leaps





CITY OF GAHANNA  
DEPARTMENT OF DEVELOPMENT

and bounds over the past year. Starting as a fledgling community organization, OGCP has emerged as a major support program for 25 active members and for the revitalization efforts along Creekside. Priority projects include beautification, parking and marketing of Olde Gahanna.

**Community Improvement Corporation (CIC)** - The Gahanna Community Improvement Corporation is made up of 9 Board of Trustees and 5 General Members that are business leaders and residents of the community. They are committed to advance, encourage, and promote the industrial, economic, commercial, and civic development of Gahanna. They focus on projects that improve the normal growth, employment, opportunities, stability of employment in existing industry, advance of the industrial and commercial life of the community, and stabilize the general economy of the area. The CIC's current charge is to serve as the negotiating team for the developer's agreement between the City and The Stonehenge Company for the Creekside Redevelopment Project. They will recommend to City Council the financial feasibility of the proposed plant. The CIC is the umbrella organization for the Gahanna Convention and Visitors Bureau.

**Gahanna Convention & Visitors Bureau** – The CVB first organized in 2001 under the umbrella of the CIC. The city's senior planner is the liaison for the Department of Development and ex-officio. Its mission is to promote the unique attributes of Gahanna and attract visitors to experience the warmth of our friendly people and the richness of our heritage. Its efforts serve to promote,

develop, publicize, and sell the Gahanna area to residents, tourists, and convention markets, thus encouraging increased state and local tax revenue, job stimulation, and economic growth and development. Revenue for the CVB is generated from the hotel/motel tax. In 2002, the city increased the hotel/motel tax from 4% to 6% thus increasing the percentage of funds directed to the CVB from .5 % to 2.5%. The increase generated \$160,000 per year from the four hotels located in the Gahanna Industrial District. In 2002, the CVB hired a part time director and established a presence on Mill Street in one of the renovated Patton Houses.





## PLANNING & ZONING

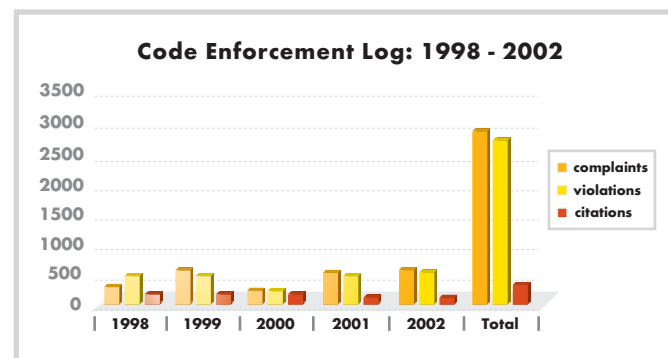


Since 1998 the Department of Development developed the Heartland Plan, the Olde Gahanna Design Guidelines, the Olde Gahanna and Creekside Zoning, and updated the Land Use Plan. The Heartland Plan was adopted in 1999 and is applicable to the area generally bounded by US Route 62, Hamilton Road, the confluence of three rivers at Friendship Park on the south and the Big Walnut Creek on the west. The intent of redevelopment in this area is to protect the residential character of the single family neighborhood. The Olde Gahanna Design Guidelines were adopted in 2002. The guidelines provide an illustrated vision for new pedestrian friendly, aesthetically pleasing, and environmentally sensitive development and redevelopment in Olde Gahanna and Creekside. The document was adopted in tandem with code revisions that eliminated overlapping or conflicting rules, reduced some restrictions to encourage architectural creativity and reinforced expectations of design quality. The development and adoption of these plans and other code revisions have been pivotal tools for area redevelopment.

In 2002, the Land Use Plan Update, required every five years, was presented to City Council. The Update revisited the Land Use Plan to ensure that it was consistent with the specific area plans and current community goals. Specific redevelopment areas were identified to ensure that the city was prepared to address development and redevelopment pressures as they arise. It also provided an analysis of growth corridors and economic sustainability guidelines. Council adopted the plan in early 2003.

From 1998 to 2002, the Department of Development reviewed and processed 2,279 applications for: banners, temporary signs, fences, parcel rezoning, preliminary plats, final plats, final development plans, certificates of appropriateness, home occupations, flood plain uses, conditional uses, variances and subdivisions without plat. The Zoning Administrator presented 986 of those applications to Planning Commission for approval.

**CODE ENFORCEMENT:** In 2001, the city hired its first full time code enforcement officer. From 1998 to 2002, the Department of Development Zoning Division responded to 3,043 complaints resulting in 2,828 violations and 466 citations.





# A C K N O W L E D G E M E N T S

The Department of Development wishes to acknowledge our honored elected officials who were an integral part of the development process during this five year reporting period.

## 1998

### Mayor

James F. McGregor

### City Council

Karen Angelou

Nick Hogan

Sherie James Arnold

Robert Kelley

Thomas Kneeland

Debra Payne

Becky Stinchcomb

## 1999

### Mayor

James F. McGregor

### City Council

Karen Angelou

Nick Hogan

Sherie James Arnold

Robert Kelley

Thomas Kneeland

Debra Payne

Becky Stinchcomb

## 2000

### Mayor

James F. McGregor

### City Council

Karen Angelou

Nick Hogan

Sherie James Arnold (resigned 8/00)

Thomas Kneeland

Mike O'Brien

Debra Payne

Don Sheperd (appointed 8/00)

Becky Stinchcomb

## 2001

### Mayor

James F. McGregor (resigned 10/01)

Becky Stinchcomb (appointed 10/01)

### City Council

Karen Angelou

Nick Hogan

Thomas Kneeland

Mike O'Brien

Debra Payne

Don Sheperd

Dave Thom (appointed 10/01)

## 2002

### Mayor

Becky Stinchcomb

### City Council

Karen Angelou

Nick Hogan

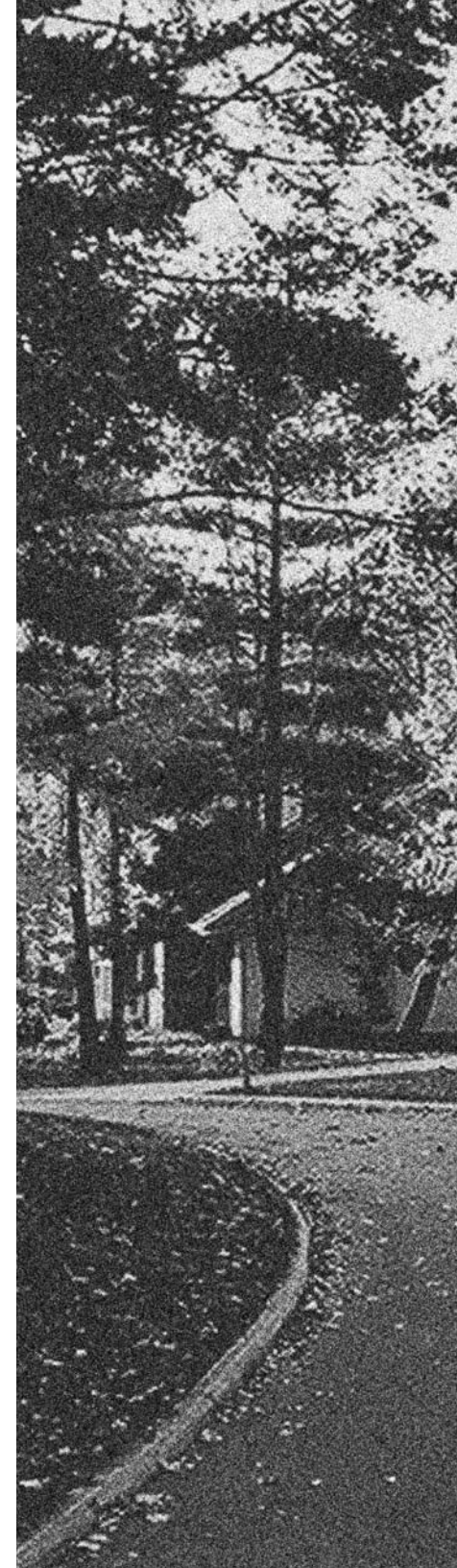
Bob Kelley

John McAlister

Mike O'Brien

Debra Payne

Dave Thom








CITY OF GAHANNA

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DEPARTMENT OF DEVELOPMENT





**GAHANNA BEST PRACTICES**

*Creating a strong, manageable, and vibrant out of Best Practices to guide the future development for the City of Gahanna*

City of Gahanna  
Department of Public Works  
200 South Gahanna Road  
Gahanna, NE 68439

*the city of*  
**Gahanna**



# Strategic Plan for Communications

Rebecca W. Stinchcomb, *Mayor*  
City of Gahanna

Winter 2003

*Created & Implemented by the Gahanna Cam-Team:*  
*Angel Munoz \* Brandon McCurkie \* Dorita Frayne \* Jeff Spence \* Taty Caltze \* William Mundick*

Upcoming Events in Gahanna

**May Harvest & Craft Festival**  
 Saturday, May 18th 9 a.m. - 3 p.m.  
 (at) South Fork of the Rappahannock River  
 Live Harp for Sale • Delicious Rabbit Gumbo  
 Handmade Crafts • Music • Local History  
 Historic Building, Tours & Archery  
 Presented by The Gahanna Historical Society 1915-1942

**2002 BAR-B-Q BLUES & JAZZ FEST**  
 Friday, June 14th At Cornwell Saturday, June 15th  
 5 p.m. - 9 p.m. 10 a.m. - 9 p.m.  
 Creamed Art Walk Live Music  
 All-day Food Trucks  
 Fun Kids Activities Local Arts & Crafts

**The Urban Jazz Coalition**  
 Friday Night 7 p.m.  
 Old Gahanna  
 Columbus Jazz Orchestra  
 Saturday Night 7 p.m.

**FREEDOM FESTIVAL**  
 JULY 4th, 2002  
 Old Gahanna  
 Gahanna Golf Course  
 5:00 a.m. - 10:00 a.m. Family Fun Zone  
 10:00 a.m. - 12:00 p.m. Games Zone  
 12:00 p.m. - 2:00 p.m. Gahanna Golf Pro Shop  
 2:00 p.m. - 4:00 p.m. Live Music  
 4:00 p.m. - 6:00 p.m. Auction  
 6:00 p.m. - 8:00 p.m. Food  
 8:00 p.m. - 10:00 p.m. Fireworks

**REQUEST FOR PROPOSALS  
FOR A PREFERRED DEVELOPER OR DEVELOPERS**

**GAHANNA CREEKSIDE**

**A Mixed-Use Redevelopment Project in Ohio Gahanna, Ohio**





**Issued By:**  
Gahanna Community Improvement Corporation  
&  
The City of Gahanna, Ohio

**Date of Issue:**  
February 18, 2013

**Due Date of Responses:**  
March 27, 2013

City of Geneva

**Department of  
Development**

2002 Year in Review




**Development & Living**

Investments in the development of the city  
Department is in demand for its expertise and  
services. (see page 10)

*Thomas A. Schmitt (1997 - 2002)*

*Gahanna Creekside*



A New Place to Call Home  
in Olde Gahanna

For more information contact:  
City of Gahanna  
Department of Development  
200 South Hamilton Road  
Gahanna, Ohio 43230  
(614) 471-7059 • (614) 337-4583 fax  
www.gahanna.com

**2000 Gahanna Holiday Lights  
Parade & Festival**



**Saturday, November 25th**

Events Begin at 1PM \* Parade @ 4PM  
Ozle Downtown Gahanna, Ohio

Music \* Santa Claus \* Food

\* Crafts \* Carriage Rides

Lights \* Games \* Ice Sculpting \* Jugglers

\* Paddleboat Races \* Face Painting

Live Radio \* Free Painting

All Lighted Parade \* Shopping

\* Entertainment for All Ages

Free Parking & Holly Trolley Riders

For more information please contact  
Jill at 603-677-4777

## City of Savannah Property Maintenance Checklist

### Zooing Division

This checklist was created by the City of Savannah, Georgia, and is provided as a guide only. It is not intended to be a comprehensive list of all items that may be required for a particular project. The City of Savannah is not responsible for any damage or injury that may result from the use of this checklist. The City of Savannah is not responsible for any damage or injury that may result from the use of this checklist.

**Landscaping and Grounds**

1. Check for any damage to the landscape, including trees, shrubs, and grass. If any damage is found, it should be repaired as soon as possible.

2. Check for any damage to the grounds, including paths, walkways, and parking areas. If any damage is found, it should be repaired as soon as possible.

**Structures and Buildings**

1. Check for any damage to the structures and buildings, including roofs, walls, and floors. If any damage is found, it should be repaired as soon as possible.

2. Check for any damage to the structures and buildings, including roofs, walls, and floors. If any damage is found, it should be repaired as soon as possible.

**Signage and Wayfinding**

1. Check for any damage to the signage and wayfinding, including signs, maps, and directional markers. If any damage is found, it should be repaired as soon as possible.

2. Check for any damage to the signage and wayfinding, including signs, maps, and directional markers. If any damage is found, it should be repaired as soon as possible.

**Restrooms and Amenities**

1. Check for any damage to the restrooms and amenities, including restrooms, picnic areas, and playgrounds. If any damage is found, it should be repaired as soon as possible.

2. Check for any damage to the restrooms and amenities, including restrooms, picnic areas, and playgrounds. If any damage is found, it should be repaired as soon as possible.

**Security and Safety**

1. Check for any damage to the security and safety, including fences, gates, and barriers. If any damage is found, it should be repaired as soon as possible.

2. Check for any damage to the security and safety, including fences, gates, and barriers. If any damage is found, it should be repaired as soon as possible.

**Other**

1. Check for any other items that may be required for the project, including permits, insurance, and contracts. If any items are found to be missing, they should be obtained as soon as possible.

2. Check for any other items that may be required for the project, including permits, insurance, and contracts. If any items are found to be missing, they should be obtained as soon as possible.

**Gekenna's**  
**Bar-B-Q Blues & Jazz**

**Yummy B-B-Q & Yummy Desserts**

Great live music from: City of Memphis Music Commission's Huggins Bar-B-Q Grille, Dameron's, or other local Bar-B-Q specialists. A Little Gekenna Cook-out of Cakes (sponsored by City of Bellevue)

**"Smokin' Jazz & Jambalaya" Night**

Our daily music lineup:  
Columbia-Litton Arts Coalition  
Griffin Park  
Hart Museum  
Hart Museum  
The Stone Gallery Band

**"Outdoor Family Fun"**

Fun activities are throughout the day including:  
A Frog, Spring, Circus, Ballroom, and  
Sideshow Salsa de Arts & Crafts, Face Painting, Flamingo Dance, Arts & Crafts, Glittering Skidz

When is it? All Saturday Park in the Heart of Old Gekenna  
Where is it? The barbies of Old Gekenna  
When to go? From noon until 9 p.m. on Saturday  
June 19th, 2001

How much? Free music, free entertainment, & free parking!

**Saturday, June 16, 2001**



*Celebrating Blues and Jazz*

# Gahanna's got the blues!

MAKES BLUE-BLUES LINES UP OF FAMOUS CHICAGOAN MUSICIANS (and one who isn't)

**Friday, June 20, 7:00pm**

<ul style="list-style-type: none"> <li>Blues Legends:           <ul style="list-style-type: none"> <li>Robert Johnson</li> <li>John Lee Hooker</li> <li>Elmore James</li> <li>Big Bill Broonzy</li> <li>Howlin' Wolf</li> <li>Bo Diddley</li> <li>Little Walter</li> <li>Boyz n the Bz</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Chicagoans:           <ul style="list-style-type: none"> <li>Chicago Blues Band</li> <li>Chicago Blues Project</li> <li>Chicago Blues Ensemble</li> <li>Chicago Blues Orchestra</li> <li>Chicago Blues Quartet</li> <li>Chicago Blues Quintet</li> <li>Chicago Blues Sextet</li> <li>Chicago Blues Septet</li> <li>Chicago Blues Octet</li> <li>Chicago Blues Nonet</li> <li>Chicago Blues Decet</li> <li>Chicago Blues Undecet</li> <li>Chicago Blues Duodecet</li> <li>Chicago Blues Tridecet</li> <li>Chicago Blues Quadecet</li> <li>Chicago Blues Quindecet</li> <li>Chicago Blues Sexdecet</li> <li>Chicago Blues Septdecet</li> <li>Chicago Blues Octodecet</li> <li>Chicago Blues Nondecet</li> <li>Chicago Blues Undecet</li> <li>Chicago Blues Duodecet</li> <li>Chicago Blues Tridecet</li> <li>Chicago Blues Quadecet</li> <li>Chicago Blues Quindecet</li> <li>Chicago Blues Sexdecet</li> <li>Chicago Blues Septdecet</li> <li>Chicago Blues Octodecet</li> <li>Chicago Blues Nondecet</li> </ul> </li> </ul>
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**Saturday, June 21, 7:00pm**

<ul style="list-style-type: none"> <li>Blues Legends:           <ul style="list-style-type: none"> <li>Robert Johnson</li> <li>John Lee Hooker</li> <li>Elmore James</li> <li>Big Bill Broonzy</li> <li>Howlin' Wolf</li> <li>Bo Diddley</li> <li>Little Walter</li> <li>Boyz n the Bz</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Chicagoans:           <ul style="list-style-type: none"> <li>Chicago Blues Band</li> <li>Chicago Blues Project</li> <li>Chicago Blues Ensemble</li> <li>Chicago Blues Orchestra</li> <li>Chicago Blues Quartet</li> <li>Chicago Blues Quintet</li> <li>Chicago Blues Sextet</li> <li>Chicago Blues Septet</li> <li>Chicago Blues Octet</li> <li>Chicago Blues Nonet</li> <li>Chicago Blues Decet</li> <li>Chicago Blues Undecet</li> <li>Chicago Blues Duodecet</li> <li>Chicago Blues Tridecet</li> <li>Chicago Blues Quadecet</li> <li>Chicago Blues Quindecet</li> <li>Chicago Blues Sexdecet</li> <li>Chicago Blues Septdecet</li> <li>Chicago Blues Octodecet</li> <li>Chicago Blues Nondecet</li> </ul> </li> </ul>
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**Sunday, June 22, 7:00pm**

<ul style="list-style-type: none"> <li>Blues Legends:           <ul style="list-style-type: none"> <li>Robert Johnson</li> <li>John Lee Hooker</li> <li>Elmore James</li> <li>Big Bill Broonzy</li> <li>Howlin' Wolf</li> <li>Bo Diddley</li> <li>Little Walter</li> <li>Boyz n the Bz</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Chicagoans:           <ul style="list-style-type: none"> <li>Chicago Blues Band</li> <li>Chicago Blues Project</li> <li>Chicago Blues Ensemble</li> <li>Chicago Blues Orchestra</li> <li>Chicago Blues Quartet</li> <li>Chicago Blues Quintet</li> <li>Chicago Blues Sextet</li> <li>Chicago Blues Septet</li> <li>Chicago Blues Octet</li> <li>Chicago Blues Nonet</li> <li>Chicago Blues Decet</li> <li>Chicago Blues Undecet</li> <li>Chicago Blues Duodecet</li> <li>Chicago Blues Tridecet</li> <li>Chicago Blues Quadecet</li> <li>Chicago Blues Quindecet</li> <li>Chicago Blues Sexdecet</li> <li>Chicago Blues Septdecet</li> <li>Chicago Blues Octodecet</li> <li>Chicago Blues Nondecet</li> </ul> </li> </ul>
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**June 20, 21, & 22, 2003**

\*Chicago Blues Band & Blues Legends: Chicago Blues Band - All Other Blues Bands & Instrumentalists

Admission: \$10.00 (includes parking)

**www.gahanna.org/ceebkside**

1-800-451-7474

Public Input Wanted on Creekside Phase II



Observation Tower      New Mill Pond

**Phase II brings New Amenities to Olde Gahanna:**

- Extension of Creekside Park up to Mill Street
- New waterfall, mill pond, and pathways
- Old-fashioned Mill Wheel & Observation Tower

**Phase II differs from previous proposals because:**

- It integrates Creekside into existing Olde Gahanna
- It is designed to attract new private investment
- It is less expensive and more focused

**Planning Commission:** March 27, 2002 @ 7PM  
Gahanna City Hall 200 South Hamilton Road  
Call 514-477-5569 for more info.

**PUBLIC OPEN HOUSE: WED. 12/4 @ 6-8 PM**  
**Location: 116 Mill St. — Info Session at 7 PM**



- \* Discover Gahanna's Plans for Ohio's 2003 Bicentennial
- \* Learn how you or your business or organization can join in!
- \* Tour the recently renovated Gahanna Visitors Center & meet the new CVB Director

**For info please contact:**  
**William Murdock**  
**342-4020**  
[william.murdock@gahanna.gov](mailto:william.murdock@gahanna.gov)



**Refreshments**  
graciously  
provided by  
**Panera Bread**

## Outdoor Family Fun

**July Activities:** Hula Hoop & Frog Jumping • Coloring • Glitterbots • Ball on Shapergang • Face Painting • Adult Swinging Hunt • Fishing Derby • Skateboard Arts & Crafts • Aerial Circus • Biking Walks from 5 to 5 p.m. • Hikes by the Goshute Area League • Artist's Gallery • Water Gun Fight • Water Color Art • Page 10 Children

## Smokin' Jazz & Jammin' Blues

Our all-day music jamming includes:

- Columbus Utah Jazz Quintet • The Sean Carey Band with Willie Hoar • Trombone Plus • Keani Bunkie • Hargrove • Eugene Buckner Quintet •

## Tasty Bar-B-Q & Yummy Desserts

For more delicious bar-b-q and other tasty food from:

- City Barbecue, Montana Thyme Co., & other top Bar-B-Q specialists
- Join at City Barbeque's Little Grillers Cookoff Fun for a top 10 kid.

Oldie & Goldie  
Climb Creek  
(June 16, 2001)  
\$2 & free parking

# Saturday, June 16th

Admission • Family-Friendly • Goshute Chamber of Commerce • The Goshute Health Center •

## Ride the Wave!

**Take Advantage of Our Expansion  
Gahanna, Ohio**

**The Best Location**      **Hi-Tech Clusters**

1. **Attractive Tax Incentives** with tax abatement  
2. **Proximity to major highways** for easy access  
3. **Availability of a 100,000 sq. ft. Regional  
Convention Center** for product demonstrations  
4. **Excellent schools** for employee recruitment

5. **Proximity to major universities** for R&D  
6. **Excellent quality of life** for employee recruitment  
7. **Excellent transportation** for product distribution  
8. **Excellent quality of life** for employee recruitment



**Flexible Industrial and  
Warehouse  
Options**



**Commercial/Community  
Options**



**Research  
Office and  
Training  
Centers**



**Gahanna Development Department • 614-242-4035 •**





# CITY OF GAHANNA

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DEPARTMENT OF DEVELOPMENT

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